

**Planning Commission Meeting
November 16, 1999**

The San Bruno Planning Commission held its regular meeting on Tuesday, November 16, 1999 in the City Hall Council Chambers. Chairman Marshall called the meeting to order at 7:00 P.M. Roll call found C. Petersen, Johnson, Sammut, Schindler present. Absent: C. Birt. Staff present: George D. Foscardo, Community and Economic Development Director; Steve Padovan, Associate Planner; Raffi Boloyan, Assistant Planner; Jonathan Lowell, City Attorney; Jan Aki, Recording Secretary. C. Petersen led the assemblage in the Pledge of Allegiance.

1. Approval of Minutes

M/S Schindler, Petersen to approve minutes of September 21, 1999 and October 5, 1999; all ayes. Absent: C. Birt

2. Communications

Chair Marshall congratulated the St. Robert's Varsity Girls Volleyball Team for winning the North San Mateo County Championship and wished his wife, Marilyn, a happy birthday !!

3. Public Comment Items Not on Agenda

4. 1721 Donner Avenue (Tape File 394-A)

Request for a Use Permit to construct a 1,154 sq.ft. second story addition to an existing single family dwelling with an attached two car garage which results in a greater than 50% expansion of the existing floor area; per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Use Permit 99-40 (Public Hearing) Environmental Determination: Categorical Exemption Zoning: Single-Family Residential (R-1)

Mr. Padovan entered staff report dated November 16, 1999 into the record. A digital photo presentation was provided.

The public hearing opened. Bob and Barbara Balestieri, the applicants and owners, were present. Mr. and Mrs. Balestieri stated their existing home has two bedrooms and one bath and with two daughters, they need additional room. They have read and agree to the conditions of approval.

The public hearing closed without objection.

M/S Petersen, Schindler that the San Bruno Planning Commission approve Use Permit 99-40 pursuant to the following findings of facts and conditions; passed by the following vote:

AYES: C. Petersen, Schindler, Johnson, Sammut, Marshall
NOES: None ABSENT: C. Birt

FINDINGS FOR APPROVAL

1. Proper notice of the public hearing was given by legal notice published in the San Bruno Herald, Saturday, November 6, 1999, and notice mailed to property owners within 300 feet of the project site on November 4, 1999.

2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, Chapter 12.132.

3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.

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4. The Use Permit to construct a 1,154 sq.ft., second story addition to an existing single-family dwelling with an attached two car garage which results in a greater than 50% expansion to the existing gross floor area at 1721 Donner Avenue will not be injurious or detrimental to properties and improvements in the neighborhood or to the general welfare of the city because the addition complies with height and setback requirements of the San Bruno Zoning Ordinance, is compatible with surrounding residential densities, and is within the allowable development thresholds established by the Planning Commission.
5. The general appearance of the residential addition is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials will match the existing structure and the style of architecture is similar to other homes in the neighborhood.
6. The proposed addition will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.
7. The construction of the addition to the existing residence is consistent with the San Bruno General Plan, which designates the property for low density residential purposes.
8. The off-street parking should be adequate for the residence.
9. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing private facility.

CONDITIONS FOR APPROVAL

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the "Summary of Hearing" to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit UP-99-40 shall not be valid for any purpose. The Use Permit shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The applicant shall obtain a City of San Bruno building permit before construction can proceed.
3. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
4. The proposed 1,154 sq.ft., second story addition to an existing single-family dwelling with an attached two car garage which results in a greater than 50% expansion to the existing gross floor area at 1721 Donner Avenue shall be built according to the plans approved by the Planning Commission on November 16, 1999 labeled Exhibit "B", except as required to be modified by these conditions of approval. Any modification to the approved plans shall require prior review and approval by the Director of Planning and Building.
5. The residence and garage shall be used only as a single family residential dwelling unit. No portion of the residence or garage shall be rented out as a secondary residential dwelling unit.
6. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for revocation of this permit.
7. The entire dwelling and garage shall all be painted to match.

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8. All drainage from the roof drains shall be directed to the City storm drain or contained within the property.
9. The composition roof shall be replaced on the existing remaining structure.
10. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
11. Sliding doors and windows which are accessible from the ground (or on a balcony) must have lift out resisting hardware and secondary locks.
12. Add note on plan, "Install sanitary sewer clean-out per City standard".
13. The architect/engineer/designer shall ensure that the existing water and sewer service is sufficient for the additional use. Submit hydraulic calculation to the Engineering Department for review if upsizing is necessary.
14. Show lot drainage. No water shall be allowed to drain to the neighboring properties or onto the street. All water shall be intercepted and drained to the gutter using a curb drain.
15. Materials and debris shall not be stockpiled within the City right-of-way.

(C. Marshall advised of the seven day appeal period).

5. 625 Easton Avenue (Tape File 394-A, B)

Request for a Use Permit to allow the construction of a 1,417 square foot, two story addition resulting in a Floor Area of 4,153 square feet (.67 Floor Area Ratio) where 3,386 square feet (.55 Floor Area Ratio) is allowed, greater than 2,800 square feet of living area with a two (2) car garage; per Sections 12.200.030.B.1, 2 and 12.200.080.A.3 of the San Bruno Zoning Ordinance. Use Permit 99-38 (Public Hearing) Environmental Determination: Categorical Exemption Zoning: Low-Density Residential (R-2)

Mr. Boloyan entered staff report dated November 16, 1999 into the record. A digital photo presentation was provided.

The public hearing opened. James Chu, 466 Mastick Avenue, architect, and Janice Yoon, property owner, were present. Ms. Yoon stated her family has lived in the city for over five years and they want to make this their home for many years to come.

C. Schindler thanked the applicant for responding to the comments made at the Architectural Review Committee by setting the garage back two feet from the property line, thereby avoiding the need for a variance.

Yvonne Gregoire, Easton Avenue, presented some history of the property as well as providing photos. Ms. Gregoire stated she was not provided notice of this meeting. Also, she suspects the property will be turned into a business.

Norma Elias, Crestmoor Drive, discussed the historical value of the house and suggested this item be held in abeyance from a historical perspective. The changes proposed will eliminate this house from getting on the list of historical homes.

Bobby McClain, 628 Easton Avenue, spoke in support of the property owner stating they have done a wonderful job in restoring this home. What they have done and plan to do will improve the character of the

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neighborhood.

John McClain, 628 Easton Avenue, stated the renovations made to this home have preserved the integrity of the structure. The proposed addition at the rear will not have any effect on the front exterior. Also, the existing garage is more like a carriage house and he supports the proposed garage.

Mark Tobin, Montgomery Avenue, suggested the Commission should take some time to think about this since it does have some historical value.

Rose Urbach, Euclid Avenue, stated it was her understanding that if the same owner has this lot and the adjacent lot (for a total of 7500 sq. ft.), the lots could be split into two 37-1/2 x 100 foot lots. This request for a variance is not a hardship case but one about money. The side setbacks of 3' on a 25' wide lot and 5' on a 50' wide lot should be adhered to.

The public hearing closed without objection.

Mr. Chu said the plans have been revised where a variance will not be needed. The existing house has three bedrooms and one bath and does not meet today's living standards. Mr. Foscardo pointed out the property is not on any historical registry although, under CEQA, a determination can be made whether this addition would destroy the historic significance. He then read the historical finding from the CEQA guidelines. The setbacks meet the requirements of the Zoning Ordinance except the original house predates the front setback requirement.

C. Schindler pointed out the existing three car garage is in such disrepair that it is unusable. The addition will be at the rear of the house so it will not affect the historic style at the front. The owners have done an excellent job of remodeling and keeping the interior in tact.

C. Sammut stated the photos provided by Ms. Gregoire show the house prior to the new owner's purchase and asked when it was built. The architect has done a great job of matching the new garage with the existing structure. Mr. Boloyan stated it was built sometime between 1910-1913.

C. Petersen asked Mr. Chu if they had thought about reducing the size of the addition to come closer to the allowable floor area ratio. Mr. Chu stated they felt the size of the rooms was not excessive. Also, the garage will have a door at the rear providing access to the back yard for additional parking.

M/S Johnson, Schindler that the Planning Commission approve Use Permit 99-38 pursuant to the following findings of fact and conditions; passed by the following vote:

AYES: C. Johnson, Schindler, Petersen, Sammut, Marshall
NOES: None ABSENT: C. Birt

FINDINGS FOR APPROVAL

1. Proper notice of the public hearing was given by legal notice published in the San Bruno Herald, Saturday, November 6, 1999, and notice mailed to property owners within 300 feet of the project site on November 4, 1999.

2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, Chapter 12.132.

3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the

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San Bruno Municipal Code, Article III, Chapter 12.140.

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4. This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301(e.2): Existing Facilities.
5. The addition to the single-family home is consistent with the San Bruno General Plan, which designates the property for low-density residential purposes.
6. This new two-story, addition conforms with the San Bruno Redevelopment Project Area Plan adopted July 1999.
7. This new addition will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood because the single-family use is consistent with the surrounding homes, the proposal has mitigated any privacy concerns, nearly meets the required parking, should aesthetically blend well with the surrounding residential homes, and protects the look of this potentially historic structure.
8. The proposal will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city because the proposal provides ample parking for a development of its size, meets all side, rear, front, and second-story setback requirements, blends well with the surrounding residential designs, and has reduced the privacy impacts on the property to the north.
9. The proposed lot line adjustment will maintain the subject lot as a larger than standard lot and will also increase the adjacent substandard lot into a more developable lot. The Lot Line Adjustment will not increase the density of this area which is designated for low-density residential purposes. The Lot Line Adjustment will not require any Variances from the setback requirements.
10. The addition as proposed will not create a substantial change to the potential historic value because it matches the existing building in terms of architecture and material, replaces an addition that was constructed illegally after the original building, and creates a garage that better matches the architecture of the main structure.

CONDITIONS FOR APPROVAL

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the "Summary of Hearing" to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 99-38 shall not be valid for any purpose. Use Permit 99-38 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The request for a Use Permit to allow the construction of a 1,417 square foot, two story addition resulting in a Floor Area of 4,153 square feet (.67 Floor Area Ratio) where 3,386 square feet (.55 Floor Area Ratio) is allowed, greater than 2,800 square feet of living area with a two (2) car garage shall be built according to plans approved by the Planning Commission on November 16, 1999, labeled Exhibit "B" (designed by Chu Design and Engineering, Inc dated July 1999 and composed of sheets A-1 to A-5), except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Director of Planning and Building.
3. The applicant shall obtain a City of San Bruno building permit before construction can proceed.
4. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
5. This property is within the 65 CNEL contour of 1995 Noise Contour Map as designated by the Federal Aviation Administration (FAA). All new construction shall meet the noise insulation standards set

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by the FAA for residential dwellings. All new development should only be undertaken only after the needed noise insulation features are included in the design. The applicant shall confer with the San Bruno Noise Insulation program to meet the standards set by the FAA for noise insulation. At the time of building permit plan check, the applicant shall indicate on the plans the proposed mitigation features for noise insulation on the new addition.

6. The residence and garage shall be used only as a single-family residential dwelling unit. No portion of the residence or garage shall be rented out as a secondary residential dwelling unit.

7. The garage shall be used for the storage of two motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for revocation of this permit.

8. All drainage from the roof drains shall be contained within the property or drained to the City storm drain through an under curb drain.

9. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.

10. Sliding doors and windows which are accessible from the ground (or on a balcony) must have lift out resisting hardware and secondary locks.

11. The approval of this Use Permit is contingent upon the approval and completion of the Lot Line Adjustment. Without the lot line adjustment, the Use Permit shall be void and the applicant shall revise the plans to indicate the existing lot conditions.

12. One (1) hour construction may be required for the garage. All new construction shall comply with all applicable codes in the 1998 California Building Code.

13. Install new sanitary cleanout at property line

14. All work within city right-of-way requires an Encroachment Permit

15. Materials and debris shall not be stockpiled within the City right-of-way.

16. Because the structure is identified as a potentially historic and/or culturally significant building which may be eligible for listing as a local resource, the applicant shall consult with the San Bruno Planning Department for any necessary permit or approval requirements in the event of any future cosmetic or structural change.

(C. Marshall advised of the seven day appeal period).

6. 625-A Easton Avenue (Tape File 394-B)

Request for a Use Permit to allow the construction of a new two-story, single-family residence, resulting in a Floor Area of 2,151 square feet (.61 Floor Area Ratio) where 1,914 square feet (.55 Floor Area Ratio) is allowed and a tandem garage, where a two-car garage is required; per Sections 12.200.030.A.1 and 12.100.090 of the San Bruno Zoning Ordinance. Use Permit 99-39 (Public Hearing) Environmental Determination: Categorical Exemption Zoning: Low-Density Residential (R-2)

Mr. Boloyan entered staff report dated November 16, 1999 into the record. A digital photo presentation was provided. Mr. Boloyan stated there is litigation regarding a property line dispute between this owner and the adjacent property owner. Once that has been resolved, this owner will have to file for a lot line adjustment to take five feet from the adjacent parcel in order to increase the width of this parcel to 30 feet. Additionally,

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staff is recommending that all efforts be made to preserve the tree at the front of the lot.

Mr. Foscardo explained that a lot can technically be built on if it is recorded as a separate parcel. C. Petersen said it has been the Planning Commission's recommendation that a new structure contain a two car side-by-side garage. Mr. Boloyan responded the design was originally for a one car garage but the Architectural Review Committee had some concerns and recommended the garage be either tandem or side-by-side.

The public hearing opened. James Chu, 466 Mastick Avenue, architect, and Janice Yoon, property owner, were present. Mr. Chu stated they opted for the tandem garage since the side-by-side garage would take up so much of the view at the front of the house. They also want to preserve the tree at the front. They feel this structure will blend in well with the neighborhood.

Yvonne Gregoire, Easton Avenue, stated this lot is over a creek and full of water. C. Sammut pointed out that Ms. Gregoire's has a Spanish style home.

Alice Barnes, Fifth Avenue, discussed two trees on the site stating one is beside a "No Parking Sign" and belongs to the city. Also, there are shrubs along the walkway area which are so overgrown that it makes it difficult for anyone in a wheelchair to maneuver.

Rose Urbach, said that even though a tree may be planted by the city it does not belong to the city but to the property owner. Since this 25' x 100' lot and the adjacent 75' x 100' lot are owned by the same person, they are required to be divided into two 50' x 100' lots before development can occur.

Bobby McClain, 628 Easton Avenue, stated the proposed garage will look better than a two car side-by-side garage. She thinks the house will look nice and blend in well with the neighborhood.

The public hearing closed without objection.

C. Sammut stated when this project came before the Architectural Review Committee, there were concerns about the one car garage and he feels a tandem garage works out well. C. Schindler stated that by providing a tandem garage, there will be a single car driveway thus leaving another parking space on the street.

C. Petersen commented that perhaps staff should look into changing the zoning ordinance requirements regarding tandem parking since there are frequent requests for this type of parking arrangement.

M/S Schindler, Johnson that the San Bruno Planning Commission approve Use Permit 99-39 pursuant to the following findings of fact and conditions; passed by the following vote:

AYES: C. Schindler, Johnson, Sammut, Marshall

NOES: C. Petersen ABSENT: C. Birt

FINDINGS FOR APPROVAL

1. Proper notice of the public hearing was given by legal notice published in the San Bruno Herald, Saturday, November 6, 1999, and notice mailed to property owners within 300 feet of the project site on November 4, 1999.

2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, Chapter 12.132.

3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an

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administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.

4. This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15303(a): New Construction.
5. The construction of the new single-family home is consistent with the San Bruno General Plan, which designates the property for low density residential purposes.
6. This new two-story, single-family residence project conforms with the San Bruno Redevelopment Project Area Plan adopted July 1999.
7. This new home will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood because the single-family use is consistent with the surrounding homes, the proposal has mitigated any privacy concerns, nearly meets the required parking, and should aesthetically blend well with the surrounding residential homes.
8. The proposal will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city because the proposal provides ample parking for a development of its size, meets all side, rear, front, and second-story setback requirements, and blends well with the surrounding residential designs.
9. The proposed lot line adjustment will increase a substandard 2,500 square foot lot into a more developable 3,000 square foot substandard lot and will not increase the density of this area designated for low-density residential purposes. The creation of a more developable lot will allow the applicant to create a new single family home without the need to secure a variance or deviation from the setback requirements.

CONDITIONS FOR APPROVAL

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the "Summary of Hearing" to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 99-39 shall not be valid for any purpose. Use Permit 99-39 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The request for a Use Permit to allow the construction of a new two-story, single-family residence, resulting in a Floor Area of 2,151 square feet (.61 Floor Area Ratio) where 1,914 square feet (.55 Floor Area Ratio) is allowed and a tandem garage, where a two-car garage is required shall be built according to plans approved by the Planning Commission on November 16, 1999, labeled Exhibit "B" (designed by Chu Design and Engineering, Inc dated October 1999), except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Director of Planning and Building.
3. The applicant shall obtain a City of San Bruno building permit before construction can proceed.
4. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
5. This property is within the 65 CNEL contour of 1995 Noise Contour Map as designated by the Federal Aviation Administration (FAA). All new construction shall meet the noise insulation standards set by the FAA for residential dwellings. All new development should only be undertaken only after the needed noise insulation features are included in the design. The applicant shall confer with the San Bruno Noise

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Insulation program to meet the standards set by the FAA for noise insulation. At the time of building permit plan check, the applicant shall indicate on the plans the proposed mitigation features for noise insulation.

6. Through the final design for building permits, the applicant shall make all reasonable efforts to protect the existing tree located in the front yard. If proven that all reasonable efforts to protect the tree have been made, and it is proven that the tree would need to be moved for adequate construction, the applicant shall work with Staff to replace the existing tree with one that is at least 10 gallons in size and of a similar type. The replaced tree shall be situated in the front yard in a location which would more appropriate to the construction of this home.

7. The residence and garage shall be used only as a single-family residential dwelling unit. No portion of the residence or garage shall be rented out as a secondary residential dwelling unit.

8. The garage shall be used for the storage of two motor vehicles in a tandem manner and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for revocation of this permit.

9. The applicant shall include gutters on the entire structure.

10. All drainage from the roof drains shall be contained within the property or drained to the City storm drain through an under curb drain.

11. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.

12. Sliding doors and windows which are accessible from the ground (or on a balcony) must have lift out resisting hardware and secondary locks.

13. Prior to final approval, the applicant shall work with the Building Division and the United States Post Office to create a new address for this property.

14. The approval of this Use Permit is contingent upon the approval and completion of the Lot Line Adjustment. Without the lot line adjustment, the Use Permit shall be void and the applicant shall revise the plans to indicate the existing lot conditions.

15. Install new sanitary cleanout at property line

16. New driveway approach must be at least 3 feet from any property line

17. All work within city right-of-way requires an Encroachment Permit

18. Materials and debris shall not be stockpiled within the City right-of-way.

(C. Marshall advised of the seven day appeal period).

7. 1271 Montgomery Avenue (Tape File 394-B)

Request for a use permit to increase the incoming tonnage from 120 tons per day to 200, provide for self-haul use of the facility, and to increase the days and hours of operation at the existing San Bruno Garbage Transfer Station; per Section 12.96.150.6 of the San Bruno Zoning Ordinance. Use Permit 99-36 (Public Hearing) Environmental Determination: Negative Declaration (Public Hearing) Zoning: Industrial (M-1)

Based upon staff's recommendation, M/S Petersen, Schindler to continue this item to December 7, 1999;

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all ayes. Absent: C. Birt

8. San Bruno Towne Center (Tape File 394-B)

Annual review of the Development Agreement for the San Bruno Towne Center pursuant to California Government Code Section 65865.1 and San Bruno Resolution 1986-77. Development Agreement 99-02 (Public Hearing) Environmental Determination: Categorical Exemption Zoning: Planned Development (P-D)

Based upon staff's recommendation, M/S Petersen, Schindler to continue this item to December 7, 1999; all ayes. Absent: C. Birt

9. Specific Plan Study Session (Tape File 394-B, 395-A)

Request Planning Commission chair appoint members to the Navy Specific Plan Subcommittee Environmental Determination: Environmental Impact Report Zoning: Administrative Research (A-R) Neighborhood Commercial (C-N) High Density Residential (R-4) Open Space (O). (Public Comment)

Mr. Padovan entered staff report dated November 16, 1999 into the record.

Dr. John Russo presented a letter of interest to the chair stating he would be an "impacted stakeholder" and could be directly effected if this property is developed.

C. Marshall read the names of those persons who had expressed a desire to serve on the committee and recommended that rather than have three representatives from the same area (Joan Korsch, Gary Fleming and Al Watson) they select a representative among them. Also, that Drs. Russo and Ivie select a representative between them.

Gary Fleming, Emaron Drive, suggested the chair appoint committee members after reviewing their qualifications. Also, he is West of Skyline whereas Ms. Korsch and Mr. Watson are West of 280 so they are not technically in the same area.

Dr. Ivie said he would be directly impacted by the development and would like to serve on this committee. Dr. Russo then inquired if he and Dr. Ivie could alternate. Mr. Foscardo stated the meetings would be open to the public and this committee would not have voting power as to how the site is developed but be a recommending body.

Alice Barnes stated she worked at this site for many years and can assure Drs. Ivie and Russo that she is very familiar with their properties.

Rose Urbach recommend the chair appoint Gary Fleming since he has shown a great interest in the city and this site.

Public comment closed without objection.

C. Marshall made the following appointments to the Citizens Advisory Committee for the Navy Specific Plan:

Dr. John Russo - Property owner 1101 El Camino Real
Ms. Ann Shea - Peninsula Place Condos
Mr. Mike Halper - Owner 881-901 Sneath Lane
Dr. Donna Elder - Superintendent San Bruno Park School District
Mr. Mark Vranes - Bishop Church of Latter Day Saints
Dr. Constantine Glafkides - Property owner 10 Sneath Lane
Mr. Scott Pritchett - Property Manager for Airport Trade Center at Sneath and Cherry
Mr. Gary Fleming - Interested resident
Ms. Alice Barnes - Interested resident

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Ms. Eve Schindler - Interested resident
Ms. Teresa McIntosh - Interested resident
Mr. Bob Marshall, Jr. - Planning commission representative
Ms. Terry Birt - Planning commission representative

M/S Petersen, Schindler to confirm appointments; all ayes. Absent: C. Birt

Mr. Foscardo announced the committee members will be advised of the meeting dates.

10. City Staff Discussion (Tape File 395-A)

Mr. Padovan advised (a) the double yellow lines down the middle of Santa Helena were placed there to prevent vehicles from cutting the corner at Santa Helena and San Antonio to get to the school driveway; to alert parents about crossing into on-coming traffic when they pick up their children; and an enforcement tool for the Police; and (b) there is no record on file indicating an approved color scheme for the Ramada Inn nor for the design and color of the sign.

11. Planning Commission Discussion (Tape 395-A)

(A) Appoint one Planning Commissioner to CBD Committee. C. Marshall appointed C. Sammut

(B) C. Johnson suggested a check-list be provided to the Commissioners in order to ascertain that all planning requirements have been covered.

12. Adjournment

The meeting adjourned at 9:00 P.M. by motion made and passed unanimously.

Respectfully submitted,

George D. Foscardo
Planning Commission Secretary

Janet Aki, Recording Secretary